

TYPE II DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & DECISION

Form DS1401 PLD



Project Name: WELSH-CURTIS SHORT PLAT

Case Number: PLD2009-00035; GEO2009-00014

Location: 3113 NW Bliss Road

Request: Short plat approximately 1.3 acres into two single-family lots in the R1-7.5 zoning district

Applicant: Bruce A. Neill
Neill Real Estates Services, LLC
12913 NE 41st Street
Vancouver, WA 98682
Phone - (360) 260-1028, **E-mail -** bruceneill@comcast.net

Owner: Welsh-Curtis Living Trust
George W. Welsh-Trustee
1514 Columbia Street
Vancouver, WA 98660

DECISION

Approval with conditions

Team Leader's Initials:  **Date Issued:** October 22, 2009

County Review Staff:

	<u>Name</u>	<u>Phone Ext</u>	<u>E-mail Address</u>
Planner:	Richard Daviau	4895	richard.daviau@clark.wa.gov
Engineer:	David Bottamini, P.E.	4881	david.bottamini@clark.wa.gov
Fire Marshal Office	Tom Scott	3323	tom.scott@clark.wa.gov
Team Leader:	Michael Butts	4137	michael.butts@clark.wa.gov
Eng. Supervisor:	Sue Stepan, P.E.	4064	sue.stepan@clark.wa.gov

Comp Plan Designation: Urban Low Density

Zoning: R1-7.5

Legal Description: Lot 1 of Short Plat 1-313 (184808) in the Southeast Quarter of Section 20, Township 3, Range 1 east of the Willamette Meridian

Applicable Laws:

Clark County Code 15.12 (Fire Prevention); 40.220.010 (Single-family Districts); 40.350.020 (Concurrency); 40.350.030 (Roads); 40.370.010; (Sewer); 40.370.020 (Water); 40.380 (Stormwater and Erosion Control); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.550.010 (Road Mod.); 40.570 (SEPA); 40.610 & 40.620 (Impact Fees); and RCW 58.17 (State Platting Laws)

Neighborhood Association/Contact:

Felida, **Contact** - Jamie Allen (President), PO Box 61552, Vancouver, WA 98666,
Phone - (360) 573-4030, **E-mail** - gaudeamus@earthlink.net

Time Limits:

The application was submitted on June 30, 2009 and was determined to be fully complete on July 10, 2009. The project was placed on-hold from September 14, 2009 to October 12, 2009 to allow the applicant to resolved turnaround issues. Therefore, the County Code requirement for issuing a decision within 78 days lapses on October 24, 2009.

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application can earlier contingently vest if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference was held on January 8, 2009. The pre-application conference information was sufficiently complete to qualify for contingent vesting and a fully complete application was filed within the required 180 days from issuance of the Pre-Application Conference Report. Therefore, the application is vested on the pre-application submittal date of December 18, 2008.

Public Notice:

Notice of application was mailed to the applicant, neighborhood association, and property owners within 300 feet of the site on July 24, 2009.

Public Comments:

The County has not received written public comments on this proposal.

Project Overview

The applicant proposes to divide the subject site (approximately 1.3 acres) into two single-family residential lots. The site is located on the south side of NW Bliss Road, approximately 500 feet east of NW 36th Avenue. Both lots will have access onto NW 31st Court (Private) to NW Bliss Road.

The following is a comprehensive plan, zoning and use chart of the area surrounding the site:

Compass	Comp Plan	Zoning	Current Land Use
Site	UL	R1-7.5	Single-family residential
North	UL	R1-7.5	Bliss Road
South	UL	R1-7.5	Single-family residential
East	UL	R1-7.5	Single-family residential
West	UL	R1-7.5	Single-family residential

Staff Analysis

Staff reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposal not discussed below comply with the applicable code requirements.

LAND USE:

Finding 1 - Lot Standards

The applicant is proposing a two lot short plat within the R1-7.5 zoning district. The minimum lot size allowed is 7,500 square feet; both lots meet this requirement. The average maximum lot size allowed in the R1-7.5 zone is 10,500 square feet and both lots do not meet this requirement. An exception to the average maximum lot size may be granted for a two lot short plat creating lots for an existing residence and remainder lot (refer to CCC 40.220.010 C2). The proposed plat complies with this exception because there is an existing residence that will remain plus one remainder lot.

Both lots in the plat comply with the lot dimensional requirements of the R1-7.5 zone.

Finding 2 - Setbacks

Although details of home construction on the proposed lots have not been provided or required, the following setbacks apply to the proposed plat.

- Twenty foot front setback, measured from the edge of the 30-foot easement (see Condition D-1)
- Five foot standard side and rear setback

The applicant should note that under CCC 40.200.070 (A)(1)(b), projections including bay windows, overhanging breakfast nooks, cornices, canopies, eaves, belt courses, sills or other similar architectural features and fireplaces may extend up to two (2) feet into the required setback. Compliance with the 20-foot setback requirement with acceptable projections shall be verified prior to building permit issuance.

Finding 3 - Manufactured Homes

The applicant has not indicated that manufactured homes would be placed on the lots in the proposed plat. Therefore, pursuant to CCC 18.406.020(U), manufactured homes are prohibited on any lot in this plat (see Condition D-7a).

Finding 4 - State Platting Standards (RCW 58.17)

With conditions of approval, staff finds the proposed subdivision will make appropriate provisions for public health, safety, and general welfare of the community. Connection of the proposed residences to public water and sewer, as well as treatment of any increase of stormwater runoff, will be provided, to protect groundwater supply and integrity. Impact Fees will also be required to contribute a proportionate share toward the costs of school, park and transportation provisions, maintenance and services.

Conclusion (Land Use):

Staff concludes that the proposed short plat complies with all land use requirements; therefore, the proposed short plat should be approved.

TRANSPORTATION CONCURRENCY:

Finding 5

The applicant submitted a traffic profile for this proposal in accordance with CCC 40.350.020.B. Staff has determined that additional trips associated with the proposed development do not exceed travel speed, delay and LOS standards. The intersections in the vicinity of the proposed development would be minimally impacted by the proposed development. Therefore, further analysis and mitigation by the applicant were not required. The proposed development complies with the Concurrency Ordinance CCC 40.350.020.

TRANSPORTATION:

Finding 6 - Pedestrian/Bicycle Circulation Plan

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. The proposal meets the pedestrian circulation code.

Finding 7 - Road Circulation

The applicant has submitted a cross-circulation plan. The project complies with the circulation plan requirements, Section CCC 40.350.030(B)(2).

Finding 8 - Roads

The applicant submitted a separate road modification application that requested relief from frontage road improvement requirements as part of application EVR2009-00016. The road modification request was approved.

The applicant has proposed a 40-foot cul-de-sac bulb for the purpose of addressing the requirement for a turnaround. The bulb is to be located within an easement located partially on proposed lot #2 and partially on parcel #184808-015 to the east. The applicant submitted a preliminary agreement that allows for an associated easement to be partially located on lot #184808-015. (See Exhibit 8 and Condition A-2a)

Finding 9 - Sight Distance

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways.

Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements.

The applicant submitted a sight distance certification letter dated June 26, 2009 for the driveways. The applicant analyzed sight distance at the intersection of NW Bliss Rd. and the private roadway. The applicant is proposing to send all vehicle trips through the intersection. Per the analysis, a retaining wall must be relocated to the west of the intersection and vegetation must be removed to the east in order to gain sufficient sight distance of 350 feet in both directions. (See Condition A-2b)

Conclusion (Transportation):

Staff concludes that the proposed preliminary plan, subject to the condition, meets the transportation requirements of the Clark County Code

STORMWATER:

Finding 10 - Applicability

The Stormwater and Erosion Control Ordinance (CCC 40.380) applies to development activities that result in 2,000 square feet or more of new impervious area within the urban area and all land disturbing activities.

The project will create more than 2,000 square feet of new impervious surface, and is a land disturbing activity not exempted in section 40.380.030. Therefore, this development shall comply with the Stormwater and Erosion Control Ordinance (CCC 40.380).

The erosion control ordinance is intended to minimize the potential for erosion and a plan is required for all projects meeting the applicability criteria listed in CCC 40.380.050. This project is subject to the erosion control ordinance.

Finding 11 - Stormwater Proposal

The applicant has submitted a preliminary stormwater report dated June 29, 2009. The proposal indicates infiltration will be utilized for the purpose of water quantity control. On-site infiltration was measured to be 24 inches per hour. The applicant indicates in the report a number of water quality best management practices will be considered, however, the plan depicts a proposed bioswale. The applicant has not provided sufficient information for staff to find that the water quality mitigation other than utilizing a biofiltration swale is feasible on this site. Staff finds that a biofiltration swale can provide the required water quality control; however, due to the lack of information, staff is unsure whether other BMPs can effectively treat the stormwater runoff from the pollution generating surfaces. If the applicant decides to propose a water quality facility other than a bioswale, a post decision application will be required. (See Condition A-4a)

The preliminary stormwater report identifies a 100-year/24-hour storm precipitation depth as being 5.00 inches. The 10-year/24-hour storm event precipitation depth is 3.00 inches. In addition, the 2-year/24-hour storm event precipitation depth is identified as being 2.00 inches.

Per CCC 40.380.040(C)(1)(g), the project shall not materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots. The base of the infiltration facilities shall be at a minimum of three feet above the

seasonal high water or an impermeable soil layer per CCC 40.380.040(C)(3)(c). (See Condition A-4b)

Per CCC 40.380.040 (H)(3)(b), an easement or a covenant acceptable to the responsible official shall be provided to the county for purposes of inspection of privately maintained facilities (see Condition D-2).

A contingency plan shall be provided that includes a proposed overflow in case the infiltration facility fails (see Condition A-4c).

During construction, the infiltration rates shall be verified in the field and corresponding laboratory testing shall also be performed (see Condition C-1).

Conclusion (Stormwater):

Staff concludes that the proposed preliminary stormwater plan, subject to the condition above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

Geologic Hazard Area:

Finding 12 - Applicability:

All development activities in or adjacent (within 100 feet) to geologic hazard areas shall comply with the provisions of CCC 40.430. The applicant submitted a letter dated June 25, 2009 indicating the provisions of CCC 40.430 do not apply to this development.

FIRE PROTECTION:

Finding 13

Tom Scott (in the Fire Marshal's Office) reviewed this application and can be reached at (360) 397-2375 x 4095 or 3323 if there are any questions regarding the following review (The site is in Clark County Fire District 5). Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Condition E-1)

Finding 14 - Fire Flow/Hydrants

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Information from the water purveyor indicates that the required fire flow is available at the site and is estimated at 1,000 gpm.

Fire hydrants are required for this application. The indicated existing fire hydrants are adequate.

Finding 15 - Fire Apparatus Access/Turnaround

The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standard. Provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus.

Fire apparatus turnarounds are required and as indicated meet the requirements of the Road Standard.

HEALTH DEPARTMENT:

Finding 16

Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval Letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or prior to occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Health Department Final Approval Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department (if applicable). (See Condition A-6)

WATER & SEWER SERVICE:

Finding 17

The applicant has submitted utility review from Clark Regional Wastewater District and the Clark Public Utilities and indicating that public sewer and water is available to the subject site. All lots in the plat must connect to approved public sewer and water systems. A copy of the final acceptance letter from the sewer and water purveyor should be submitted to the Health Department with the final plat mylar. The applicant needs to comply with all requirements of the purveyor. (See Condition D-4)

IMPACT FEES:

Finding 18

Two residential lots created by this plat will produce impacts on schools, parks, and traffic, and will be subject to School (SIF), Park (PIF), and Traffic Impact Fees (TIF) per dwelling. The impact fees will only be required for Lot 2 due to the existing residence on Lot 1. The site is within the Vancouver School District with a SIF of \$1,112.00, Park District 10 with a PIF of \$1,094.00 (acquisition) & 440.00 (Development), and the Mt. Vista Transportation Subarea with a TIF of \$5,344.37.

Impact fees shall be paid prior to issuance of a building permit for each lot. If a building permit application is made more than three years following the date of preliminary plat approval, the impact fees will be recalculated according to the then-current ordinance rate. (See Condition D-5f & E-2)

DECISION

Based upon the proposed revised plan (Exhibit 8) and the findings and conclusions stated above, the Development Services Manager hereby **Approves** this request, subject to the following conditions of approval:

Conditions of Approval

A	Final Construction Review for Land Division Review & Approval Authority: Development Engineering
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Prior to construction, a Final Construction Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

A-1 **Archaeology** - A note shall be placed on the face of the final construction plans as follows:

"If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

A-2 **Final Transportation Plan/On-Site & Frontage** - The applicant shall submit and obtain County approval of a final transportation design in conformance with CCC 40.350 and the following conditions of approval (See Finding 8 and 9):

- a. The applicant shall finalize a preliminary agreement that allows for an easement to be partially located on lot #184808-015 for the purpose of a proposed turnaround and associated improvements.
- b. A retaining wall must be relocated to the west of the intersection and vegetation must be removed to the east in order to gain sufficient sight distance of 350 feet in both directions from the intersection of the private road and NW Bliss Road.

A-3 **Transportation:**

- a. Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.
- b. Traffic Control Plan: Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.

A-4 **Final Stormwater Plan** - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance with CCC 40.380 and the following conditions of approval (see Finding 11):

- a. If the applicant decides to propose a water quality control facility other than a bioswale, a post decision application will be required.
- b. Per CCC 40.380.040(C)(1)(g), the project shall not materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots. The base of the infiltration facilities shall be at a minimum of three feet above the seasonal high water or an impermeable soil layer per CCC 40.380.040(C)(3)(c).

- c. A contingency plan shall be provided that includes a proposed overflow in case the infiltration facility fails
- A-5 **Erosion Control** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.380.
- A-6 **Health Department Review** - Submittal of a "Health Department Project Evaluation Letter" is required as part of the Final Construction Plan Review or early grading application. If the Evaluation Letter specifies that certain actions are required, the Evaluation Letter will specify the timing of when those activities must be completed (e.g., prior to Final Construction Plan Review, construction, Provisional Acceptance, Final Plat Review, building permit issuance, or occupancy), and approved by the Health Department.
- A-7 **Excavation and Grading** - Excavation/grading shall be performed in compliance with CCC14.07.

B	Prior to Construction of Development Review & Approval Authority: Development Inspection
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Prior to construction, the following conditions shall be met:

- B-1 **Pre-Construction Conference** - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.
- B-2 **Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.
- B-3 **Erosion Control** - Erosion control facilities shall not be removed without County approval.

C	Provisional Acceptance of Development Review & Approval Authority: Development Inspection
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Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction plans and the following conditions of approval:

- C-1 **Stormwater** - The installation of infiltration systems shall be observed and documented by a licensed engineer in the State of Washington proficient in geotechnical engineering. During the construction, the geotechnical engineer shall verify that the infiltration rates used in the final stormwater analysis are obtained at the exact locations and depths of the proposed stormwater infiltration facilities. The infiltration investigation shall include laboratory analysis based on AASHTO Specification M145. The timing of representative infiltration tests will be determined at the pre-construction conference.

D	Final Plat Review & Recording Review & Approval Authority: Development Engineering
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Prior to final plat approval and recording, the following conditions shall be met:

- D-1 The final plat shall identify the 20-foot front setback line, measured from the edge of the 30-foot easement (see Finding 2).
- D-2 Per CCC 40.380.040 (H)(3)(b), an easement or a covenant acceptable to the responsible official shall be provided to the county for purposes of inspection of privately maintained facilities (see Finding 11).
- D-3 The applicant shall provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus. The required fire apparatus turnaround shall be consistent with the turnaround shown on the revised plat (Exhibit 8) and the Transportation Standards. (See Finding 15)
- D-4 Both lots in the proposed plat must connect to an approved public sewer and water systems. A copy of the final acceptance letter from the sewer and water purveyor shall be submitted to the Health District with the final plat mylar. The applicant shall comply with all requirements of the purveyor.
- D-5 **Developer Covenant** – A “Developer Covenant to Clark County” shall be submitted for recording to include the following:
 - a. Private Road Maintenance Covenant - A private road maintenance covenant shall be submitted to the responsible official for approval and recorded with the County Auditor. The covenant shall set out the terms and conditions of responsibility for maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easements, and other considerations, as required under 40.350.030(C)(4)(g).
 - b. Private Roads: "Clark County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development. Any private access street shall remain a private street unless it is upgraded to public street standards at the expense of the developer or abutting lot owners to include hard surface paving and is accepted by the county for public ownership and maintenance."
 - c. Critical Aquifer Recharge Areas - "The dumping of chemicals into the groundwater and the use of excessive fertilizers and pesticides shall be avoided. Homeowners are encouraged to contact the State Wellhead Protection program at (206) 586-9041 or the Washington State Department of Ecology at 800-RECYCLE for more information on groundwater /drinking supply protection."
 - d. Erosion Control - "Building Permits for lots on the plat shall comply with the approved erosion control plan on file with Clark County Building Department and put in place prior to construction."
 - e. Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer

shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. Final plats shall specify the party(s) responsible for long-term maintenance of stormwater facilities within the Developer Covenants to Clark County. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

- f. Impact Fees: "In accordance with CCC 40.610, the School, Park and Traffic Impact Fees for each dwelling in this short plat are: \$1,112.00 (Vancouver School District), \$1,534.00 (\$1,094.00 - Acquisition; \$440.00 - Development for Park District #10), and \$5,344.37 (Mt. Vista TIF subarea) respectively. The impact fees will only be required for Lot 2 due to the existing residence on Lot 1. The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated _____, and expiring on _____. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule."

D-6 **Addressing** - At the time of final plat, existing residence(s) that will remain may be subject to an address change. Addressing will be determined based on point of access.

D-7 **Plat Notes** - The following notes shall be placed on the final plat:

- a. Mobile Homes: "In accordance with the provisions of CCC 40.260.130, mobile homes are not allowed on the lots in this plat."
- b. Archaeological (all plats): "If any cultural resources are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."
- c. Utilities: "An easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."
- d. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.350."

- e. Privately Owned Stormwater Facilities: "The following party(s) is responsible for long-term maintenance of the privately owned stormwater facilities - _____."

E	Building Permits Review & Approval Authority: Customer Service
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Prior to issuance of a building permit, the following conditions shall be met:

- E-1 Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.
- E-2 **Impact Fees** - The applicant shall pay impact fees for the proposed lots as follows (For only Lot 2):
- a. \$1,112.00 per dwelling for School Impact Fees (Vancouver School Dist.)
 - b. \$1,534.00 per dwelling for Park Impact Fees (\$1,094 - Acquisition; \$440.00 - Development for Park District #10);
 - c. \$5,344.37 per dwelling for Traffic Impact Fees (Mt. Vista TIF Sub-area). If the building permit application is made more than three years following the date of preliminary site plan approval, the impact fees shall be recalculated according to the then-current rate.

F	Occupancy Permits Review & Approval Authority: Building
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Prior to issuance of an occupancy permit, the following conditions shall be met:

None

G	Development Review Timelines Review & Approval Authority: None Advisory to Applicant-
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- G-1 **Land Division** - Within 5 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.
- G-2 **Department of Ecology Permit for Construction Stormwater** - A permit from the Department of Ecology (DOE) is required if:
- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
 - There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion [less than one acre] of the larger project planned over time. **The applicant shall Contact the DOE for further information.**

- G-3 **Building and Fire Safety**
Building and Fire, Life, and Safety requirements must be addressed through specific approvals and permits. This decision may reference general and specific

items related to structures and fire, life, and safety conditions, but they are only for reference in regards to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to insure that Building Safety and Fire Marshal requirements are in compliance or brought into compliance. Land use decisions do not waive any building or fire code requirements.

Note: The Development Services Manager reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Decision Appeal Process:

An **appeal** of any aspect of this decision may be appealed to the County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Development Service Manager within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on May 15, 2009. Therefore any appeal must be received in this office by 12:00 PM, May 29, 2009.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
 - The specific aspect(s) of the decision being appealed;
 - The reasons why each aspect is in error as a matter of fact or law;
 - The evidence relied on to prove the error; and,
- The appeal fee of **\$5,240** (Planning = \$4,826 + Engineering = \$414).

Ninety percent (90%) of the fee will be refunded if the appeal is withdrawn in writing by the petitioner at least 15 calendar days before the public meeting to consider the appeal.

Attachments:

- Copy of Proposed Preliminary Plan

A copy of the approved preliminary plan and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>

Final Decision Attachment

For Employee Use Only -This is not part of the decision, but rather an attachment for processing purposes only.

Final Plans Required with Construction Plans	YES	NO
Final Landscape Plan:		X
-On-site landscape plan		
-Right-of-way landscape plan*		
Final Wetland Plan		X
Final Habitat Plan		X

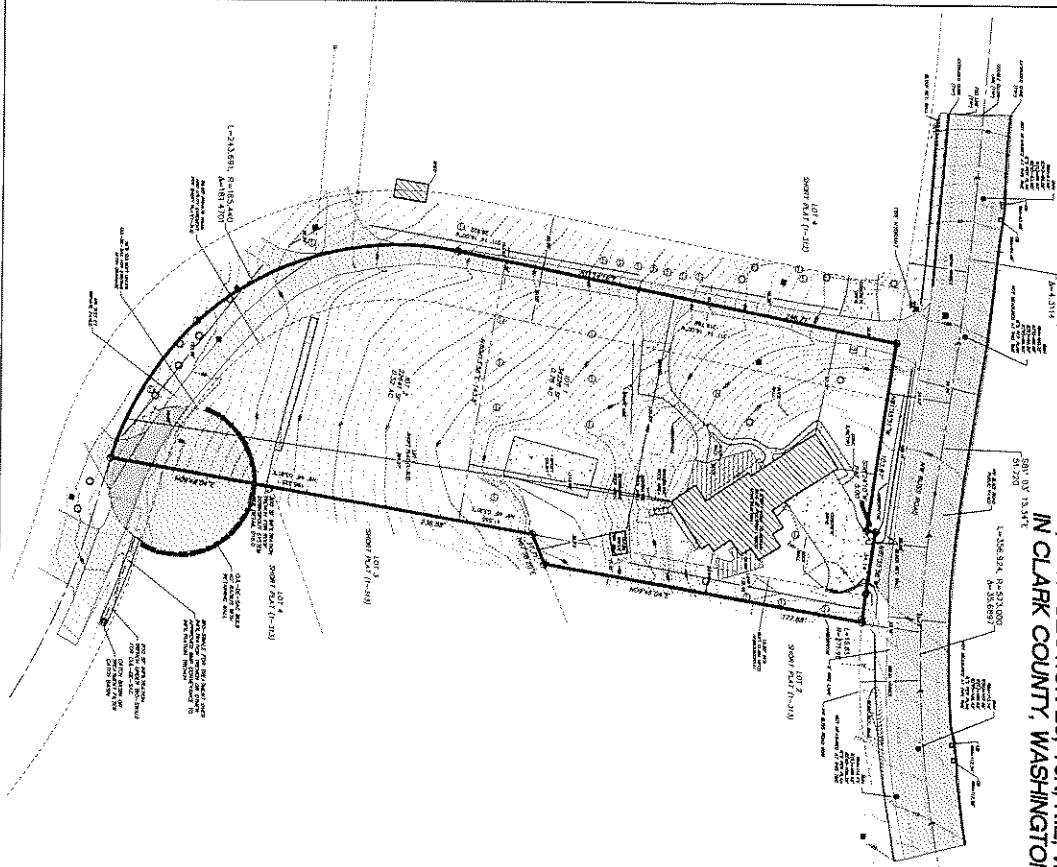
*Final right-of-way landscape plan required for projects fronting on arterial and collector streets.

Note: If final plan submittals are required, list each plan under Case Notes in Permit Plan for future reference.

WELSH-CURTIS SHORT PLAT

PRELIMINARY APPLICATION EXISTING AND PROPOSED CONDITIONS

SE 1/4 OF SECTION 20, T3N, R1E, W4M, IN CLARK COUNTY, WASHINGTON

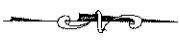


SITE DATA

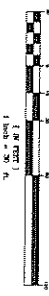
SECTION: 20 FT (GAS)
FRONT: 20 FT (GAS)
SIDE: 5 FT
REAR: 5 FT

LOT 10 (GAS) (2 LOTS)

AREA: 20.00 AC
20.00 AC
20.00 AC



GRAPHIC SCALE



NOTES

1. PLAN BASED ON 2008 AERIAL PHOTOGRAPHY AND SURVEY FROM 2008.
2. STORMWATER RUNOFF WILL BE TREATED AND RETURNED TO THE ADJACENT WATER BODY.
3. THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE INTERSECTION OF THE 10' EASMENT AND THE 5' EASMENT.
4. EROSION CONTROL MEASURES TO BE INSTALLED TO PREVENT SEDIMENTATION FROM LEAVING THE SITE. SEE LAMBERTSON & ASSOCIATES REPORT FOR DETAILS.
5. THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE INTERSECTION OF THE 10' EASMENT AND THE 5' EASMENT.
6. THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE INTERSECTION OF THE 10' EASMENT AND THE 5' EASMENT.
7. THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE INTERSECTION OF THE 10' EASMENT AND THE 5' EASMENT.
8. THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE INTERSECTION OF THE 10' EASMENT AND THE 5' EASMENT.
9. THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE INTERSECTION OF THE 10' EASMENT AND THE 5' EASMENT.
10. THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE INTERSECTION OF THE 10' EASMENT AND THE 5' EASMENT.

PROJECT CONTACTS

APPLICANT/CONTACT: BRUCE A. WELSH
WELSH-CURTIS SHORT PLAT, LLC
1238 N. 45TH STREET
VANCOUVER, WA 98662
(360) 260-1028

ENGINEER: BROWN & ASSOCIATES, P.E.
1238 N. 45TH STREET, SUITE 202
VANCOUVER, WA 98662
(360) 260-1028 EXT. 202

PROPERTY OWNER: WELSH-CURTIS LIVING TRUST
C/O WELSH-CURTIS TRUST
VANCOUVER, WA 98662

PROJECT DATA

PROJECT DATA SOURCE: CLARK COUNTY GIS

PROJECT LOCATION: 1238 N. 45TH RD
VANCOUVER, WA 98662

PROPERTY ID NO.: 1238

ZONING DESIGNATION: R-7.5

COMP. PLAN DESIGNATION: 1238

AREA: 1.3 (Acres/26,872 S.F.) (LAMBETH SURVEY)

SIZE: 1238

SIZE: 1238

SIZE: 1238

SIZE: 1238

SIZE: 1238

SIZE: 1238

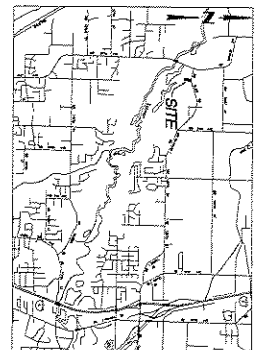
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VICINITY MAP

9/25/09

SHEET 1 OF 1

MOSS & ASSOCIATES
Development Planning and Engineering

717 NE 61ST STREET, SUITE 202
VANCOUVER, WA 98665
P (360) 260-9400
F (360) 260-3509
www.mossandassociates.net

WELSH-CURTIS SHORT PLAT
PRELIMINARY PLAT

DESIGNED BY	DATE	REVISIONS	DATE
DRAWN BY	12/11/08		
CHECKED BY			
BAW	12/30		

